

**ORDINANCE NO. 010426-7**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE POMPEE-CLARKE-COOK HOUSE, LOCATED AT 510 WEST 22<sup>ND</sup> STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-HISTORIC-CONDITIONAL OVERLAY (GR-MU-H-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density (MF-4) district to community commercial-mixed use-historic-conditional overlay (GR-MU-H-CO) combining district on the property described in File C14H-00-2051, as follows:

A 5,750 square foot tract of land out of Lots 18 and 18-1/2, Louis Horst's Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

generally known as the Pompee-Clarke-Cook House, locally known as 510 West 22<sup>nd</sup> Street, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited:

Cultural services  
Private secondary educational facilities  
Consumer convenience services  
Financial services  
Medical offices  
Personal services  
College and university facilities  
Residential treatment  
Local utility services  
Automotive repair services

Guidance services  
Art and craft studio (limited)  
Consumer repair services  
General retail sales (convenience)  
Personal improvement services  
Club or lodge  
Congregate living  
Hospital services (general and limited)  
Automotive sales  
Automotive rentals

Automotive washing (of any type)  
Communication services  
Exterminating services  
Funeral services  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Restaurant (general)  
Restaurant (drive-in, fast food)  
Theater  
Community recreation (private)  
Safety services  
Business support services  
Pet services  
Business or trade school

Commercial off-street parking  
Drop-off recycling collection facility  
Food sales  
Indoor entertainment  
Indoor sports and recreation  
Off-site accessory parking  
Plant nursery  
Restaurant (limited)  
Service station  
Communication service facilities  
Community recreation (public)  
Telecommunication tower  
General retail sales (general)  
Research services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

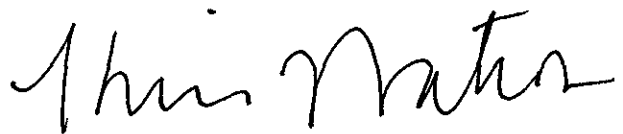
**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on May 7, 2001.

**PASSED AND APPROVED**

\_\_\_\_\_, April 26, 2001

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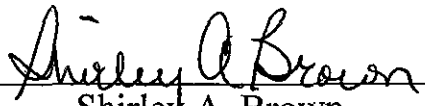
Kirk Watson  
Mayor

**APPROVED:**



Andrew Martin  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

February 24, 2000

**FIELD NOTE DESCRIPTION OF 5750 SQUARE FEET OF LAND OUT OF LOTS 18 AND 18 ½, LOUIS HORST'S SUBDIVISION OUT OF OUTLOTS 34 AND 35, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." in the east right-of-way line of Nueces Street, being a point in the west line of Lot 18, Louis Horst's Subdivision out of Outlots 34 and 35, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume Z Page 613 of the Deed Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½ inch iron pipe found at the Southwest corner of Lot 16 of said Louis Horst's Subdivision bears N 05 deg. 48' 05" E 87.50 ft.;

THENCE crossing the interior of said Lot 18 S 84 deg. 10' 01" E 57.50 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." at the Northeast corner of this tract;

THENCE S 05 deg. 48' 05" W at 52.5 ft. pass the north line of Lot 18 ½ of said Louis Horst's Subdivision and crossing said Lot 18 ½ on the same bearing for 47.5 ft. more for a total distance of 100.00 ft. to a ½" iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." in the north right-of-way line of West 22<sup>nd</sup> Street at the Southeast corner of this tract; and from which a ½ inch iron pipe found at the Southeast corner of Lot 19 ½ of said Louis Horst's Subdivision bears S 84 deg. 10' 01" E 202.37 ft.;

*EXHIBIT A*

page 2 of 2

5750 square feet of Lot 18 and 18 1/2

THENCE with the north right-of-way line of West 22<sup>nd</sup> Street, **N 84 deg. 10' 01" W 57.50 ft.** to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." at the Southwest corner of said Lot 18 ½, and being the Southwest corner of this tract, and from which a ½ inch iron rod at the southeast corner of Lot 7 of said Louis Horst's Subdivision bears **N 84 deg. 42' 11" W 60.48 ft.**;

THENCE with the east right-of-way line of Nueces Street, **N 05 deg. 48' 05" E** at 47.5 ft. pass the south line of said Lot 18 and continuing on 52.5 ft. more for a total distance of **100.00 ft.** to the Place of Beginning, containing 5750 square feet.

SURVEYED: February 24, 2000

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166



see sketch C586134

SE corner  
ATO  
Subdivision  
86/86D

IPF at intersection of the east ROW of Nueces Street  
and the north ROW of West 23rd Street

IPF at NW  
corner of Lot 13

IPF at SW corner of Lot 16

LOT 17

N05°48'05"E 281.39'  
N05°52'35"E 58.4'

N05°48'05"E 87.50'

60.31'  
(60')

738.53'

Bearing Basis

N05°53'39"E

at SE corner of Lot 7

**NUECES STREET (60')**

N84°42'11"W 60.48'  
(60')

N06°09'04"E 29.73'  
(30')

30.16'

**WEST 22ND STREET (60')**

N85°11'0"W

centerline

(320')  
320.22'

centerline at  
San Antonio Street

IPF at SE  
corner of  
Lot 19 1/2

SURVEYED: February 24, 2000  
BY: Holt Carson

Holt Carson  
Registered Professional Surveyor No. 5186

CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.  
1904 FORTVIEW ROAD AUSTIN, TX 78704  
(512) 442-0990

**LOUIS HORST'S SUBDIVISION  
OUT OF OUTLOTS 34 AND 35  
DIVISION "D"  
VOL. 2 PAGE 613**

5750 sq. ft.  
proposed  
for re-zoning

LOT 16

LOT 18 1/2

100.00'

S05°48'05"W

259.98'

N84°10'01"W

(260.00')

202.37'

SKETCH TO ACCOMPANY FIELD NOTES  
FOR THE PROPOSED RE-ZONING OF A  
TRACT CONTAINING 5750 SQUARE FEET  
OF LAND OUT OF LOTS 18 AND 18 1/2,  
LOUIS HORST'S SUBDIVISION OUT OF  
OUTLOTS 34 AND 35, DIVISION D, A  
SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 2  
PAGE 613 OF THE DEED RECORDS OF  
TRAVIS COUNTY, TEXAS.

**LEGEND**

⊙ 1/2" Iron Rod Found  
IPF 1/2" Iron Pipe Found

◇ Capped 1/2" Iron Rod Set marked  
"Carson and Bush Professional Surveyors, Inc."  
△ Nail Found as noted

(Record Bearing and Distances)

SCALE: 1"=30'

C586134

